

ULDA Decision Notice

Site Address	58-60 Railway St, Blackwater
Real property description	Lot 28 on SP193689 & Lot 1 B33738
Type of approval	Change to UDA development approval subject to conditions
Aspects of development	Material Change of Use, ERA 8 (Chemical storage) and associated Operational Works
Description of proposal	Service Station with associated chemical storage and operational works (soil erosion and sediment control, stormwater drainage, driveway, footpath, landscaping and signage)
ULDA reference number	DEV2012/227
Decision date	04 May 2012
Change to UDA development approval decision date	09 August 2012
Currency period	4 Years from Decision date

Approved Drawings or Documents	Number	Plan or Document Date
Existing Site Plan	P1296-A849 Rev B	19/10/11
Proposed Site Plan (Received 05/04/12)	P1296-A850 Rev C	19/10/11
Under Canopy Plan	P1296-A874 Rev A	06/07/10
Proposed Canopy Elevations	P1296-A875 Rev A	16/04/10
Proposed Canopy Sections	P1296-A893 Rev A	07/07/10
Control Room Floor Plan and Elevations	P1296-B878 Rev A	08/06/10
Proposed Site Signage Plan	P1296-S850 Rev D	18/04/12
Proposed Site Signage Details	P1296-S851 Rev A	22/10/10
Conceptual Stormwater Management Plan	SWMP1 Rev A	14/02/12
Landscape Concept Plan	111976-SD-L1.01 Rev 02	16/02/12
Central Highlands Regional Council Conditions – Environmentally Relevant Activity Approved Conditions	ERA Document 1	02/05/12
External Works Grading & Pavement Plan Sheet 2	P1296-B043 Rev B	28/06/12
External Works Grading & Pavement Plan Sheet 3	P1296-B044 Rev B	28/06/12
External Works Grading & Pavement Plan Sheet 4	P1296-B045 Rev B	28/06/12
External Works Road, Swale and Footpath Setout Tables	P1296-B046 Rev B	28/06/12
External Works Road Cross Sections Sheet 1	P1296-B047 Rev B	28/06/12
External Works Road Cross Sections Sheet 2	P1296-B048 Rev B	28/06/12
External Works Swale Longitudinal Section	P1206-B049 Rev B	28/06/12
External Works Sign & Linemarking Plan Sheet 1	P1296-B050 Rev B	28/06/12
External Works Sign & Linemarking Plan Sheet 2	P1296-B051 Rev B	28/06/12
External Works Sign & Linemarking Plan Sheet 3	P1296-B052 Rev B	28/06/12
External Works Linemarking Legend & Notes	P1296-B053 Rev B	28/06/12
External Works Civil Details Sheet 1	P1296-B054 Rev B	28/06/12
External Works Civil Details Sheet 2	P1296-B055 Rev B	28/06/12
External Works Civil Details Sheet 3	P1296-B056 Rev B	28/06/12
External Works Erosion & Sediment Control Plan Details	P1296-B057 Rev A	28/06/12
External Works Erosion & Sediment Control Plan Notes	P1296-B058 Rev A	28/06/12

PROJECT TEAM

Dou Ribu Senior Planner Development Assessment Urban Land Development Authority	David Elliott Principal Engineer Development Assessment Urban Land Development Authority
---	--

CONDITION		TIMING
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to the commencement of use and to be maintained
2.	Complete all Building and Operational Works Complete all building and operational work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained

[illegible]

CONDITION	TIMING
5. Site Decontamination & Remediation a. Submit to the ULDA a i. Stage 1 Preliminary Site Investigation Report reviewed by the Department of Environment and Heritage Protection (DEHP) or an accredited third party reviewer; and ii. Strategy for the removal and/or remediation of the site to a suitable standard for development in accordance with the relevant standards and guidelines for the assessment and management of contaminated land in Queensland. <i>Note:- At the time of preparation of these conditions, the relevant standards and guidelines were The Environmental Protection Act 1994 and the Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland (DEH 1998).</i> b. Undertake all removal and/or remediation works in accordance with the endorsed strategy	a. Prior to commencement of work b. Prior to commencement of use
6. Demolition Works All buildings or other structures on the land must be demolished and/or removed. Approval of an application for building works (if required) for the demolition and/or removal, must be obtained from the relevant authority prior to the commencement of such works.	Prior to commencement of use
7. Advertising Signage Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Submit for compliance endorsement to the Central Highlands Regional Council, as the nominated assessing authority, any signage and advertising devices in accordance with the Daringa Planning Scheme – Development Design Code.	Prior to commencement of work
8. Detailed Landscape Plan a. Submit to the ULDA for approval a detailed Landscape Plan prepared by a suitably qualified Landscape Architect generally as shown on Landscape Concept Plan SD-L1.01 Rev 02 dated 16/02/12. Landscape plan is to demonstrate: ▪ Selected species and fencing do not block visual surveillance to adjacent footpaths ▪ Selected species are drought tolerant and low maintenance ▪ Existing contours and proposed finished levels for earthwork ▪ Location of existing and proposed services ▪ Location, species' botanical name, pot size, numbers and mature height of all proposed planting b. On completion of the landscape works, submit to the ULDA written certification from a qualified (AILA) landscape architect that the completed landscaping complies with part a. of this condition.	a. Prior to commencement of work b. Prior to commencement of use

CONDITION		TIMING
9.	Soil Erosion and Sediment Control a. Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i>. Plan to be certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC). b. Implement the Erosion and Sediment Control Plan on site	a. Prior to commencement of work b. At all times during site works

CONDITION		TIMING																																																			
10.	Roadworks – External - Railway Street (Capricorn Highway) a. Submit to the ULDA Principal Engineer engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed by the Department of Transport & Main Roads (DTMR) of the proposed road, drainage and footpath works in Railway Street generally in accordance with the following plans prepared by Lowenstein & Stumpo. <table border="1"> <thead> <tr> <th>Plan Description</th><th>Plan No</th><th>Date</th></tr> </thead> <tbody> <tr> <td>External Grading & Pavement Plan Sheet 2</td><td>P1296-B043 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Grading & Pavement Plan Sheet 3</td><td>P1296-B044 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Grading & Pavement Plan Sheet 4</td><td>P1296-B045 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Road, Swale and Footpath Setout Tables</td><td>P1296-B046 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Road Cross Sections Sheet 1</td><td>P1296-B047 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Road Cross Sections Sheet 2</td><td>P1296-B048 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Swale Longitudinal Section</td><td>P1206-B049 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Sign & Linemarking Plan Sheet 1</td><td>P1296-B050 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Sign & Linemarking Plan Sheet 2</td><td>P1296-B051 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Sign & Linemarking Plan Sheet 3</td><td>P1296-B052 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Linemarking Legend & Notes</td><td>P1296-B053 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Civil Details Sheet 1</td><td>P1296-B054 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Civil Details Sheet 2</td><td>P1296-B055 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Civil Details Sheet 3</td><td>P1296-B056 Rev B</td><td>28/06/12</td></tr> <tr> <td>External Works Erosion & Sediment Control Plan Details</td><td>P1296-B057 Rev A</td><td>28/06/12</td></tr> <tr> <td>External Works Erosion & Sediment Control Plan Notes</td><td>P1296-B058 Rev A</td><td>28/06/12</td></tr> </tbody> </table> b. Construct the proposed works in accordance with the endorsed plans from part a) of this condition at no cost to DTMR, IRC or the ULDA. c. Submit to the ULDA 'as-constructed' plans and an asset register in a format acceptable to the Department of Transport & Main Roads (DTMR) certified by an RPEQ.	Plan Description	Plan No	Date	External Grading & Pavement Plan Sheet 2	P1296-B043 Rev B	28/06/12	External Grading & Pavement Plan Sheet 3	P1296-B044 Rev B	28/06/12	External Grading & Pavement Plan Sheet 4	P1296-B045 Rev B	28/06/12	External Works Road, Swale and Footpath Setout Tables	P1296-B046 Rev B	28/06/12	External Works Road Cross Sections Sheet 1	P1296-B047 Rev B	28/06/12	External Works Road Cross Sections Sheet 2	P1296-B048 Rev B	28/06/12	External Works Swale Longitudinal Section	P1206-B049 Rev B	28/06/12	External Works Sign & Linemarking Plan Sheet 1	P1296-B050 Rev B	28/06/12	External Works Sign & Linemarking Plan Sheet 2	P1296-B051 Rev B	28/06/12	External Works Sign & Linemarking Plan Sheet 3	P1296-B052 Rev B	28/06/12	External Works Linemarking Legend & Notes	P1296-B053 Rev B	28/06/12	External Works Civil Details Sheet 1	P1296-B054 Rev B	28/06/12	External Works Civil Details Sheet 2	P1296-B055 Rev B	28/06/12	External Works Civil Details Sheet 3	P1296-B056 Rev B	28/06/12	External Works Erosion & Sediment Control Plan Details	P1296-B057 Rev A	28/06/12	External Works Erosion & Sediment Control Plan Notes	P1296-B058 Rev A	28/06/12	a. Prior to commencement of work b. Prior to commencement of use c. Prior to commencement of use
Plan Description	Plan No	Date																																																			
External Grading & Pavement Plan Sheet 2	P1296-B043 Rev B	28/06/12																																																			
External Grading & Pavement Plan Sheet 3	P1296-B044 Rev B	28/06/12																																																			
External Grading & Pavement Plan Sheet 4	P1296-B045 Rev B	28/06/12																																																			
External Works Road, Swale and Footpath Setout Tables	P1296-B046 Rev B	28/06/12																																																			
External Works Road Cross Sections Sheet 1	P1296-B047 Rev B	28/06/12																																																			
External Works Road Cross Sections Sheet 2	P1296-B048 Rev B	28/06/12																																																			
External Works Swale Longitudinal Section	P1206-B049 Rev B	28/06/12																																																			
External Works Sign & Linemarking Plan Sheet 1	P1296-B050 Rev B	28/06/12																																																			
External Works Sign & Linemarking Plan Sheet 2	P1296-B051 Rev B	28/06/12																																																			
External Works Sign & Linemarking Plan Sheet 3	P1296-B052 Rev B	28/06/12																																																			
External Works Linemarking Legend & Notes	P1296-B053 Rev B	28/06/12																																																			
External Works Civil Details Sheet 1	P1296-B054 Rev B	28/06/12																																																			
External Works Civil Details Sheet 2	P1296-B055 Rev B	28/06/12																																																			
External Works Civil Details Sheet 3	P1296-B056 Rev B	28/06/12																																																			
External Works Erosion & Sediment Control Plan Details	P1296-B057 Rev A	28/06/12																																																			
External Works Erosion & Sediment Control Plan Notes	P1296-B058 Rev A	28/06/12																																																			

CONDITION		TIMING
11.	Stormwater Drainage a. Submit to the ULDA detailed engineering plans certified by Registered Professional Engineer Qld (RPEQ-Civil) detailing stormwater quantity and quality works generally in accordance with the Conceptual Stormwater Management Plan SWMP1 Rev A dated 14 February 2012 and the <i>Capricornia Municipal Development Guidelines</i> b. Construct the works in accordance with the RPEQ certified plans. c. Submit to the ULDA 'as-constructed' plans of the completed works.	a. Prior to commencement of work b. Prior to commencement of use c. Prior to commencement of use
12.	Service Conduits & Mains Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use
13.	Traffic – B-Double Route Department of Transport & Main Roads (DTMR) – Nominated Assessing Authority a. Make application to DTMR as the nominated assessing authority and obtain their compliance endorsement for the proposed 25m B-Double route in Arthur Street between the site egress point and the Capricorn Highway. Provide a copy of the approval to the ULDA. b. Construct in accordance with part (a).	a. Prior to commencement of use b. Prior to commencement of use
14.	Access Driveways a. Design and construct verge driveway crossover slabs generally in accordance with Proposed Site Plan P1296-A850 Rev B dated 19/10/11 to the requirements of the <i>Capricornia Municipal Development Guidelines</i> standard drawing CMDG-R-042 b. Demolish existing vehicle crossovers as shown on Proposed Site Plan P1296-A850 Rev B dated 19/10/11 and reinstate the verge to pre-development condition.	a. Prior to commencement of use b. Prior to commencement of use
15.	Footpath a. Design and construct a 1.5m wide footpath along the Railway and Arthur Streets frontages to the requirements of the <i>Capricornia Municipal Development Guidelines</i> b. Submit to the ULDA 'as-constructed' drawings and certification from an RPEQ (Civil) that the works have been completed in accordance with part a. of this condition.	a. Prior to commencement of use b. Prior to commencement of use

CONDITION		TIMING									
16.	Damage and Repairs Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use									
17.	Chemical Storage – Environmentally Relevant Activity (ERA) #8 Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Operate the Chemical Storage Facilities in accordance with the conditions of licence issued by CHRC in the Central Highlands Regional Council Conditions – Environmentally Relevant Activity Approved Conditions dated 02/05/12 (received).	As indicated and to be maintained									
18.	Pre-Construction Certification No works shall commence until the ULDA acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the <i>ULDA Certification Procedure Manual</i>.	Prior to commencement of site works									
19.	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” in accordance with section 6.4 b) of the <i>ULDA Certification Procedure Manual</i>	Prior to commencement of use									
20.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The contribution below has been calculated in accordance with Central Highlands Regional Council's “<i>Adopted Infrastructure Charges Resolution (No 1) 2011 for Duaringa Shire 2007</i>”, adopted by CHRC General Meeting dated 1 August 2011. <table border="1"> <thead> <tr> <th>Development Use</th><th>Methodology</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Commercial (retail) – Service Station</td><td>\$140 per m² GFA – approx 8m² (Control Room)</td><td>\$1,120.00</td></tr> <tr> <td>TOTAL</td><td></td><td>\$1,120.00</td></tr> </tbody> </table> <i>Note: The above Infrastructure Charges (IC) calculations are subject to offsets for previous IC payments for the site. Credit will be applied upon procurement of receipt of previous applicable infrastructure contributions.</i> *The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.	Development Use	Methodology	Contribution	Commercial (retail) – Service Station	\$140 per m ² GFA – approx 8m ² (Control Room)	\$1,120.00	TOTAL		\$1,120.00	Prior to commencement of use
Development Use	Methodology	Contribution									
Commercial (retail) – Service Station	\$140 per m ² GFA – approx 8m ² (Control Room)	\$1,120.00									
TOTAL		\$1,120.00									

STANDARD ADVICE

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.
- *Plumbing and Drainage Act 2002*. Prior to the commencement of any building work, a Compliance certificate is required from the relevant Local Authority.

Central Highlands Regional Council (CHRC) as the Nominated Assessing Authority

For any conditions in this package that require the consideration of Central Highlands Regional Council (CHRC), you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit). No costs will be incurred by the ULDA or CHRC.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Published Standards

For any published standards referenced, they are to those current as of the date of issue of this package unless specified otherwise.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****